



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

630 Garden Street

1:00 P.M.

Monday, March 15, 2010

**BOARD MEMBERS:**

CHRISTOPHER MANSON-HING, Chair  
DAWN SHERRY, Vice-Chair  
CLAY AURELL (Consent Calendar Representative) – PRESENT  
CHRISTOPHER GILLILAND  
CAROL GROSS  
GARY MOSEL  
KEITH RIVERA  
PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO GRANT HOUSE (ALTERNATE)

**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT STELLA LARSON (ALTERNATE)

**STAFF:** JAIME LIMÓN, Design Review Supervisor – PRESENT  
MICHELLE BEDARD, Planning Technician – ABSENT  
KATHLEEN GOO, Commission Secretary

**Website:** [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

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### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item “A” listed on the Consent Calendar will be heard first and item “Z” heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the ABR).

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/abr](http://www.SantaBarbaraCa.gov/abr). Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@santabarbaraca.gov). Please check our website under City Calendar to verify closure dates.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**POSTING:** That on Thursday, March 11, 2010, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/abr](http://www.SantaBarbaraCa.gov/abr).

**PUBLIC COMMENT:** Any member of the public may address the Architectural Board of Review Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day.

### **REVIEW AFTER FINAL**

#### **A. 415 E DE LA GUERRA ST**

**C-2 Zone**

Assessor's Parcel Number: 031-022-008  
Application Number: MST2004-00243  
Owner: Valentino & Edith Ziliotto, Trustees  
Designer: Gina Giannetto  
Architect: Pete Ehlen

(Proposal to construct a 1,657 square foot residential unit and a 258 square foot garage on a mixed-use site. There is an existing mixed-use building consisting of 4,350 square feet of commercial space, two existing residential units totaling 2,755 square feet, and a 400 square foot garage on the site, which are proposed to remain. There are currently 15 uncovered parking spaces on the lot. Modifications are required for parking and setback encroachments along two property lines.)

**(Review After Final to relocate the back flow preventer, provide a new landscape planter to screen the back flow preventer, and review the trash enclosure details.)**

A letter of concern from Paula Westbury was acknowledged.

**Approved as noted of Review After Final.**

### **REVIEW AFTER FINAL**

#### **B. 1298 LAS POSITAS RD**

**A-1 Zone**

Assessor's Parcel Number: 047-010-034  
Application Number: MST2007-00492  
Applicant: Burke Design  
Owner: City of Santa Barbara  
Owner: Elings Park Foundation  
Designer: Burke Design

(This is a revised project description. Proposal to construct a new one-story 2,080 square foot equipment storage building with an attached 390 square foot carport and a new unroofed trash enclosure located in the residential zone part of Elings Park (approximately 120 feet from the end of Valerio St.). The project also includes grading (75 cubic yards of cut and fill, to be balanced on site); undergrounding of existing overhead utilities; the extension of sewer, water, and gas lines to the new building; and an 800 square foot retention basin and bio-swale. The proposal will result in an additional 520 square feet of new non-residential floor area. Development Plan Approval Findings are required by the ABR for new non-residential square footage.)

**(Review After Final for revised configuration of the bio-swale, new location of pedestrian access at the Valerio Street entrance, revised height of retaining walls, revised entrance door, and revised landscaping to comply with high fire hazard requirements.)**

A letter of concern from Paula Westbury was acknowledged.

**Continued one week and referred to Full Board.**

**NEW ITEM****C. 3700 GREGGORY WAY R-3/P-D/SP-4/SD-2 Zone**

Assessor's Parcel Number: 051-570-CA1  
Application Number: MST2010-00073  
Owner: Franciscan Villas, Home Owners Assoc. (HOA)  
Architect: CSA Architects

(Proposal to repaint an existing 96-unit, two-story residential condominium development and replace the existing awnings with a new Sunbrella fabric to match the proposed new building colors. The existing awning hardware will remain.)

**(Action may be taken if sufficient information is provided.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval with accent color to be a darker brown than the "high noon" color.**

**NEW ITEM****D. 2915 DE LA VINA ST C-2/SD-2 Zone**

Assessor's Parcel Number: 051-202-007  
Application Number: MST2009-00497  
Owner: Friedman Bernard  
Applicant: Cory Cervantes  
Architect: Garcia Architects  
Applicant: Patrick Fourmy  
Designer: Everett Jay Woods

(Proposal for minor alterations to an existing commercial parcel to include a new accessible parking space, accessible path of travel, site landscaping, a 24-inch tall retaining wall, and the removal of an existing fence. No exterior changes are proposed to the existing 1,060 square foot commercial building. The proposal requires Staff Hearing Officer review for a Medical Cannabis Dispensary Permit.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a Medical Cannabis Dispensary Permit.)**

A letter of concern from Paula Westbury was acknowledged.

**Continued two weeks to Consent Review Calendar with comments:**

- 1) Add light fixtures at entrance and revise lighting.
- 2) Correct ADA Compliance along curb.
- 3) Fix AC Unit equipment at the windows and fill in opening.
- 4) Show existing cameras to be removed and details on the plan drawings.
- 5) Add detail to the tile caps to retaining wall.

Items on Consent Calendar were reviewed by **Clay Aurell**.